

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Carol Lynn Stelzer pka Carol Lynn Kaminsky
aka Carol Lynn Cominsky
Debtor

Specialized Loan Servicing LLC, as servicer for The
Bank of New York Mellon FKA The Bank of New
York, as Trustee for the certificateholders of the
CWABS, Inc., Asset-Backed Certificates, Series 2007-
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Movant

vs.

Carol Lynn Stelzer pka Carol Lynn Kaminsky aka Carol
Lynn Cominsky

Debtor

Thomas C. Stelzer

Co-Debtor

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 18-11674 AMC

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 24th day of July , 2018 at Philadelphia, upon failure of Debtor and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 102 Debbie Dr, Coatesville, PA 19320-1152 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



Ashely M. Chan, U.S. Bankruptcy Judge

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